

## Jeff Watson

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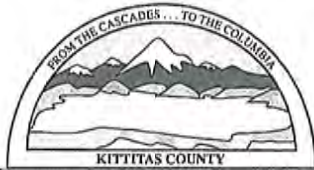
**From:** Jeff Watson  
**Sent:** Tuesday, November 05, 2013 1:27 PM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** BL-13-00017 Berger

### [BL-13-00017 Berger](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 5, 2013

Douglas Berger  
13206 Bolin Pt Place NE  
Poulsbo WA 98370

Kenneth Hodge  
17306 SE 42nd Ct  
Issaquah WA 98027

RE: Berger Boundary Line Adjustment (BL-13-00017),

Map Number	20-14-36023-0005	Parcel Number	799234
Map Number	20-14-35014-0001	Parcel Number	535934

Dear Applicants,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on November 5, 2013 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

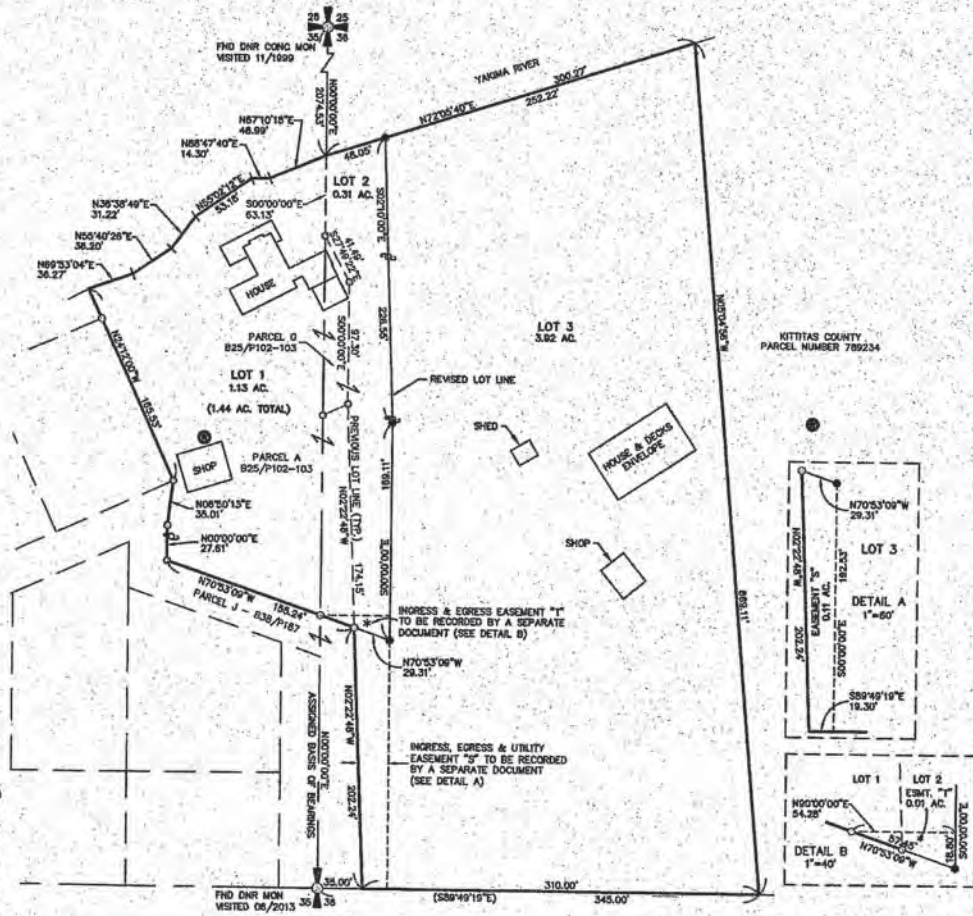
CC via E-Mail to: [KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)

BL-13-00017 Berger Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00017 Berger

36201

**RECORD OF SURVEY**  
**PORTIONS OF THE NE 1/4 OF SEC. 35 & THE NW 1/4 OF SEC. 36,**  
**TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,**  
**KITITITAS COUNTY, WASHINGTON**

07/22/2013 04:29:28 PM V: 38 P: 201 201307220073  
 1715 20  
 ENGINEERING & SURVEYING  
 KITITITAS COUNTY REGISTER  
 Page 1 of 1



**NOTES:**

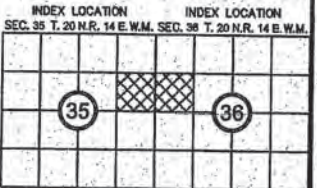
1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITITITAS COUNTY PARCEL NUMBERS 535934 & 709234 INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 11,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:  
 - BOOK 18 OF SURVEYS, PAGE 115, APN: 546517  
 - BOOK 25 OF SURVEYS, PAGES 102 & 103, APN: 200008100023  
 - BOOK 38 OF SURVEYS, PAGE 187, APN: 200369100040  
 AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
5. THE RIVER LOCATION SHOWN AS THE NORTH BOUNDARY OF LOT 3 WAS NOT LOCATED BY THIS SURVEY.

**EXISTING LEGAL DESCRIPTIONS:**

- BERGER PARCEL - KITITITAS COUNTY AUDITOR'S FILE NO. 201010040014
- HOOD PARCEL - KITITITAS COUNTY AUDITOR'S FILE NO. 200610170023

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND MONUMENT
- SET 5/8" IRON ROD & CAP, LS 18092
- POWER POLE
- EXISTING WELL
- CALCULATED AS PER BOOK 17 OF SURVEYS, PAGES 81 & 82



**RECORDER'S CERTIFICATE** 201307220073  
 FILED FOR RECORD THIS 22 DAY OF JULY 2013 AT 4:29P  
 IN BOOK 38 OF SURVEYS AT PAGE 201 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor  
 Deputy County Auditor

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DOUGLAS BERGER  
 IN JULY 2013  
 DAVID P. NELSON  
 SURVEYOR  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Jasper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Clark, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 DOUGLAS BERGER  
 PORTIONS OF THE NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
T.R./G.W.	07/2013	10090-1	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=60'	1	OF 1

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, November 04, 2013 9:07 AM  
**To:** KCCDS@encompasses.net; Dave Nelson  
**Subject:** BL-13-00017 Berger  
**Attachments:** BL-13-00017 Berger Preliminary Approval Signed.pdf

### [BL-13-00017 Berger Link to On-Line File](#)

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. The signed original conditional approval letter has been sent to the applicants, please feel free to contact me if you have additional concerns or questions.

Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

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## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

November 4, 2013

Douglas Berger  
13206 Bolin Pt Place NE  
Poulsbo WA 98370

Kenneth Hodge  
17306 SE 42<sup>nd</sup> Ct  
Issaquah WA 98027

RE: Berger Boundary Line Adjustment (BL-13-00017),

Map Number 20-14-36023-0005 Parcel Number 799234  
Map Number 20-14-35014-0001 Parcel Number 535934

Dear Applicants,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Tax records indicate that the taxes have been paid for 2013 on both parcels. If the conditions of approval are met prior to January 1, 2014, no further actions will be required. **If the required conditions are not met before the first of the year, the 2014 full year's taxes will need to be paid prior to final approval.**
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: KCCDS@encompasses.net

BL-13-00017 Berger Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00017 Berger



## CODE INTERPRETATION—KCC 16.04.010, 16.04.020(1) and 16.08.055

### Boundary Line Adjustments to Nonconforming Lots

#### Background

KCCs 16.04.010, 16.04.020(1) and 16.08.055 provide the parameters for the processing of boundary line adjustments in Kittitas County. 16.08.055 specifically stipulates that:

*“... No lot or parcel resulting from a boundary line adjustment may be smaller than the minimum size allowed in that zone; provided, however, if the lot or parcel was already a nonconforming lot size that did not meet the minimum lot size for that zone, a boundary line adjustment may adjust boundaries so that nonconforming lot is larger even if it still continues to be less than the minimum lot size for that zone.”*

While this language does not explicitly state that a legal non-conforming lot may not be made more non-conforming in any way, the implications and intent seem to decidedly point in that direction. The above assertion was given affirmation in a memo from the Kittitas County Prosecuting Attorney’s Office in a 2010 legal analysis and opinion which in part stated that:

*“Our County code allows lots to become more conforming, even if still nonconforming (too small), but this cannot be at the expense of allowing another lot to become less conforming.”*

#### Discussion

In a rural county such as Kittitas many development actions and divisions occurred prior to the adoption or implementation of modern zoning and parcel configuration procedures. Surveys and legal descriptions can date back to the original GLO records of the late 19<sup>th</sup> century. Existing roads, streams, canals, fences and/or past activities in general have led to a variety of illogical, inefficient, or legally ambiguous land use practices. It must also be acknowledged that for a variety of reasons, there exists in Kittitas County a substantial quantity of legal nonconforming lots in all types of zoning classifications. It should be acknowledged that there are times when a BLA request involving a minor net loss in acreage to a nonconforming legal lot is not only in the interest of the applicant, but may be in the interest of the general health, safety, and welfare, of the County as a whole.

#### Decision

In an effort to facilitate logical and beneficial changes to nonconforming parcels in Kittitas County the Community Development Services Planning Official provides the following criteria which must be met in order for said boundary line adjustments to be made. All elements of Kittitas County Code remain in effect, and the proposal must conform to the following:

1. Only one nonconforming parcel may be reduced in size on any given application.
2. Said reduction shall not exceed 10% of the current nonconforming parcel size.
3. All conforming parcels involved in the boundary line adjustment must remain conforming.

All Boundary Line Adjustment decisions are subject to appeal under the provisions of Title 15A.

**Attachments:**

KCC Title 16  
Caulkins Memo

**Indexing Subject:**

1. Boundary Line Adjustment
2. BLA
3. Nonconforming Lot

## Jeff Watson

---

**From:** Erin Moore  
**Sent:** Friday, October 25, 2013 4:17 PM  
**To:** Jeff Watson  
**Subject:** FW: BL-13-00017 Berger

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This one is ok from public health.

---

**From:** Jeff Watson  
**Sent:** Monday, October 21, 2013 8:41 AM  
**To:** Holly Duncan; Erin Moore  
**Subject:** FW: BL-13-00017 Berger

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Dave Nelson [<mailto:dnelson@encompasses.net>]  
**Sent:** Monday, October 21, 2013 8:41 AM  
**To:** Jeff Watson  
**Cc:** Douglas Berger  
**Subject:** RE: BL-13-00017 Berger

Good morning Jeff,

Ken Hodge shares a well with the neighbor to the East. That well is shown on the recorded survey on the neighbor's property. The well shown by Mr. Berger's shop is not a shared well. This well is for the sole use of the Berger property. The boundary line adjustment does not affect either well.

Regards,

David P. Nelson, P.L.S.  
[DPNelson@EncompassES.net](mailto:DPNelson@EncompassES.net)

**Encompass Engineering & Surveying**  
Together With  
**Baima & Holmberg**



**Western Washington Division** | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

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---

**From:** Jeff Watson [mailto:[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)]

**Sent:** Friday, October 18, 2013 4:05 PM

**To:** Dave Nelson

**Subject:** FW: BL-13-00017 Berger

I don't know... Dave?

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

**From:** Erin Moore

**Sent:** Friday, October 18, 2013 4:04 PM

**To:** Jeff Watson

**Subject:** FW: BL-13-00017 Berger

---

**From:** Holly Duncan

**Sent:** Friday, October 18, 2013 3:47 PM

**To:** Erin Moore

**Subject:** RE: BL-13-00017 Berger

The proposed lot line doesn't interfere with the well next to the shop. I am just curious if it is a shared well situation.

---

**From:** Jeff Watson

**Sent:** Thursday, October 17, 2013 10:01 AM

**To:** Erin Moore

**Subject:** RE: BL-13-00017 Berger

[BL-13-00017 Berger](#)

Well Location survey attached to page 1 of Master File

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Erin Moore  
**Sent:** Friday, September 13, 2013 8:13 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00017 Berger

I could have sworn I sent this to you. We need to know where the well is (are) on this one.

---

**From:** Jeff Watson  
**Sent:** Thursday, September 12, 2013 4:34 PM  
**To:** Christina Wollman; Erin Moore; Joe Gilbert  
**Subject:** FW: BL-13-00017 Berger

I might'a missed 'em somewhere along the line... Comments? (They're asking)

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 1:04 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00017 Berger

[BL-13-00017 Berger](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

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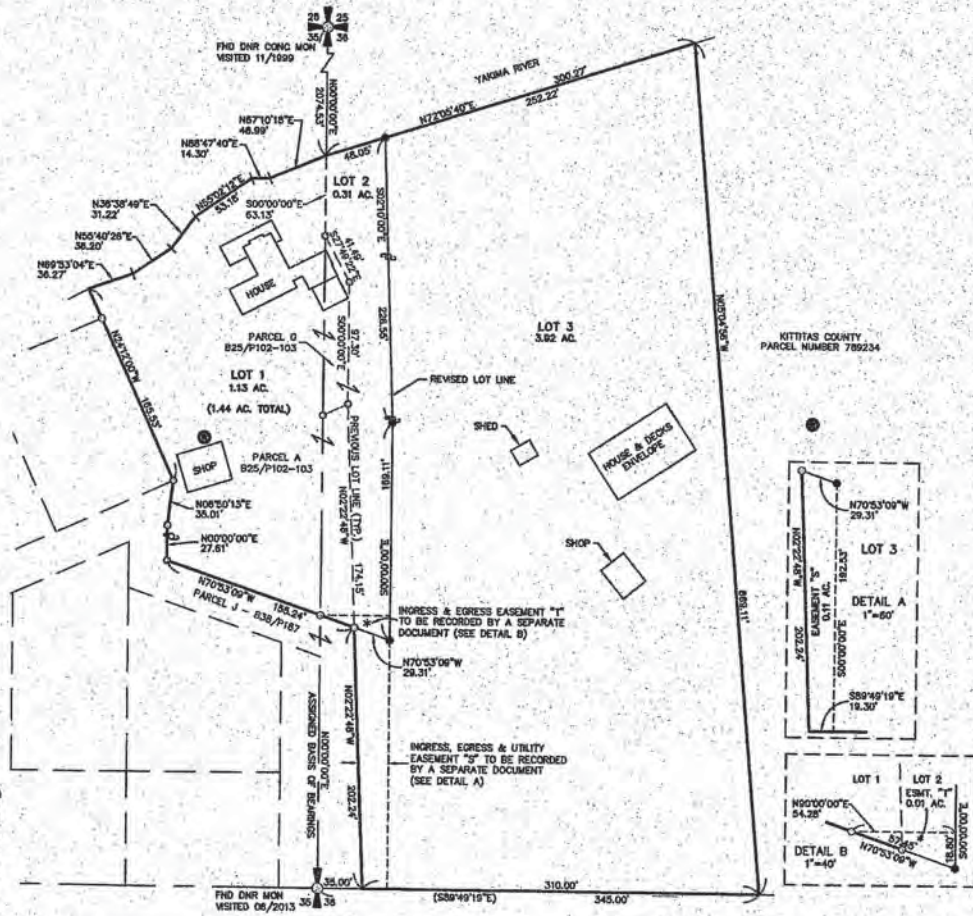
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message id: 38eb45916c6dcbdac24bb8719d004a14

36201

**RECORD OF SURVEY**  
**PORTIONS OF THE NE 1/4 OF SEC. 35 & THE NW 1/4 OF SEC. 36,**  
**TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,**  
**KITITITAS COUNTY, WASHINGTON**

07/22/2013 04:29:28 PM V: 38 P: 201 201307220073  
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 ENGINEERING & SURVEYING  
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 Page 1 of 1



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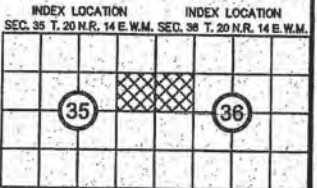
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2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 11,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:  
 - BOOK 18 OF SURVEYS, PAGE 115, APN: 546517  
 - BOOK 25 OF SURVEYS, PAGES 102 & 103, APN: 200008100023  
 - BOOK 38 OF SURVEYS, PAGE 187, APN: 200369300040  
 AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
5. THE RIVER LOCATION SHOWN AS THE NORTH BOUNDARY OF LOT 3 WAS NOT LOCATED BY THIS SURVEY.

**EXISTING LEGAL DESCRIPTIONS:**

- BERGER PARCEL - KITITITAS COUNTY AUDITOR'S FILE NO. 201010040014
- HOOD PARCEL - KITITITAS COUNTY AUDITOR'S FILE NO. 200610170023

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND MONUMENT
- SET 5/8" IRON ROD & CAP, LS 18092
- POWER POLE
- EXISTING WELL
- CALCULATED AS PER BOOK 17 OF SURVEYS, PAGES 81 & 82



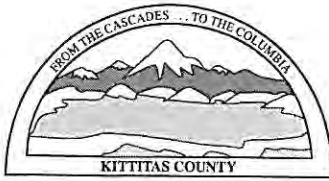
**RECORDER'S CERTIFICATE** 201307220073  
 FILED FOR RECORD THIS 22 DAY OF JULY 2013 AT 4:29P  
 IN BOOK 38 OF SURVEYS AT PAGE 201 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME David P. Nelson  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DOUGLAS BERGER  
 IN JULY 2013  
David P. Nelson  
 DAVID P. NELSON  
 DATE 07/22/2013  
 CERTIFICATE NO. 16092

**Encompass**  
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BOUNDARY LINE ADJUSTMENT			
PREPARED FOR DOUGLAS BERGER			
PORTIONS OF THE NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.			
KITITITAS COUNTY WASHINGTON			
DWN BY	DATE	JOB NO.	
T.R./G.W.	07/2013	10090-1	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=60'	1 OF 1	



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

---

TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: September 27, 2013  
SUBJECT: Berger BL-13-00017

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, September 13, 2013 2:07 PM  
**To:** 'Douglas Berger'  
**Cc:** Dave Nelson  
**Subject:** RE: BL-13-00017 Berger  
**Attachments:** BL-13-00017 Berger Tax Sifter Map.pdf

I re-sent as a reminder the request for comments to Public Health and Public Works originally sent 8/22. I have not heard back from PW; **PH needs to know the well locations**. Can one of you indicate on the attached as closely as possible where the well locations for the properties are. I am assuming since these are south of the river there is no connection the the Sun Country Group A system.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Douglas Berger [mailto:douglasberger@wavecable.com]  
**Sent:** Wednesday, September 11, 2013 9:50 PM  
**To:** Jeff Watson  
**Subject:** BL-13-00017 Berger

**Jeff,**

I wanted to check to see when this action may be complete. We have worked hard to resolve this issue and get agreement on an appropriate boundary adjustment. It will be nice to have this resolved. This will clean up a long standing problem. Your help with this issue is appreciated.

Doug Berger  
360-710-7781

Doug Berger

## Jeff Watson

---

**From:** Erin Moore  
**Sent:** Friday, September 13, 2013 8:13 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00017 Berger

I could have sworn I sent this to you. We need to know where the well is (are) on this one.

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**Sent:** Thursday, September 12, 2013 4:34 PM  
**To:** Christina Wollman; Erin Moore; Joe Gilbert  
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I might'a missed 'em somewhere along the line... Comments? (They're asking)

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**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 1:04 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00017 Berger

[BL-13-00017 Berger](#)

Christina, Holly (Erin), and Brenda,

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Thanks,

Jeffrey A. Watson  
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[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Monday, August 26, 2013 2:39 PM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00017 Berger

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 8/22/2013 1:06 PM, Jeff Watson wrote:

BL-13-00017 Berger

Please review the attached file for KRD comments and requirements. Probably not yours but thought I'd make sure.

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

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---

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message id: 38eb45916c6dcbdac24bb8719d004a14

Not ours Jeff but thanks for checking  
Keli



## Jeff Watson

---

**From:** Brenda Larsen  
**Sent:** Friday, August 23, 2013 8:09 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00017 Berger

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Berger (BL-13-00017)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 1:04 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00017 Berger

[BL-13-00017 Berger](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 1:06 PM  
**To:** 'Keli Bender'  
**Subject:** BL-13-00017 Berger  
**Attachments:** BL-13-00017 Berger Master File.pdf

BL-13-00017 Berger

Please review the attached file for KRD comments and requirements. **Probably not yours but thought I'd make sure.**

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 1:04 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00017 Berger

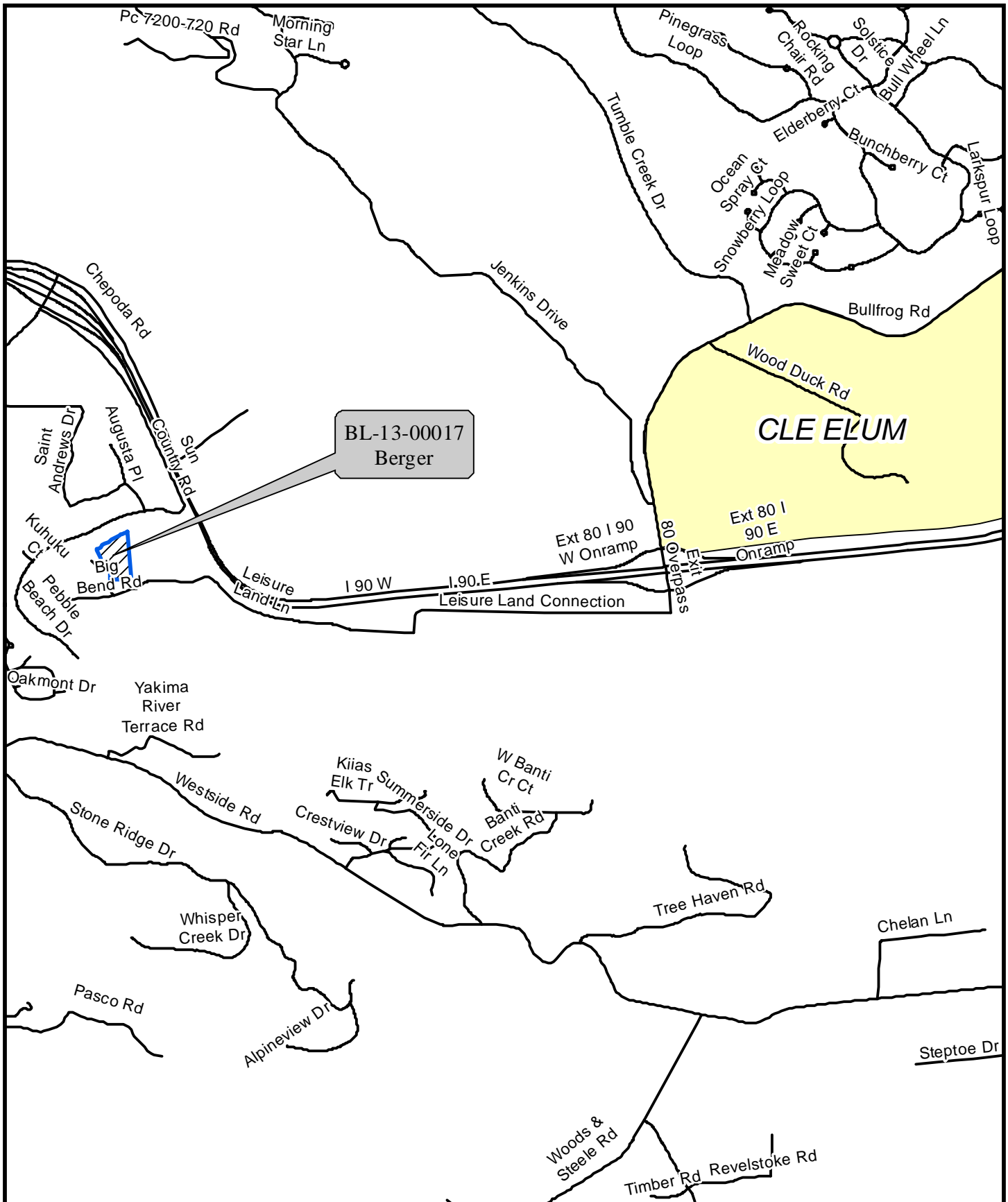
[BL-13-00017 Berger](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



BL-13-00017 Berger

Area Map



Froon Cr

© 2013 Google  
Image Landsat  
Image USDA Farm Service Agency

Google earth

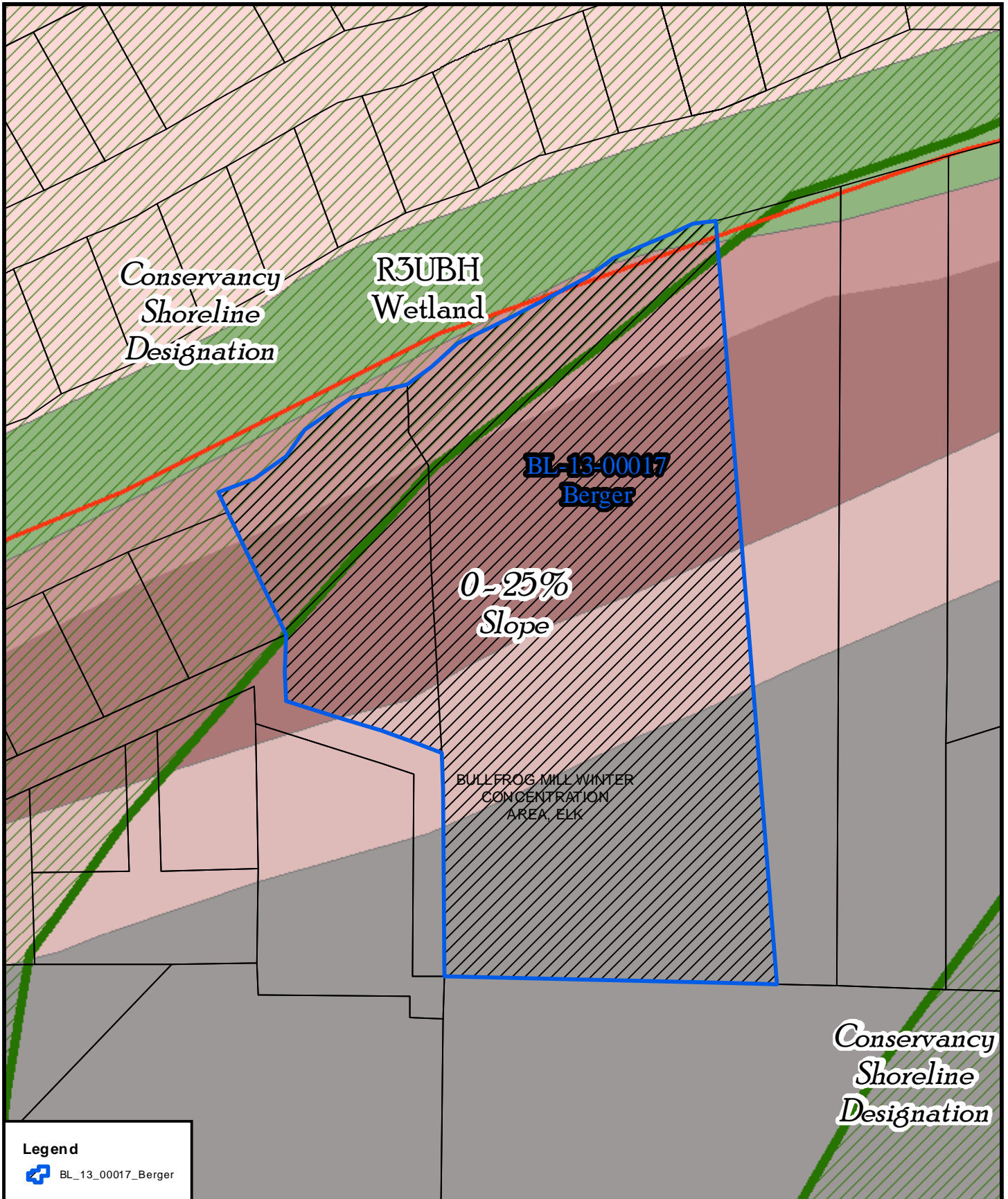


BL-13-00017 Berger

Air Photo 2012

jeff.watson

8/22/2013



BL-13-00017 Berger

Critical Areas



# Critical Areas Checklist

Thursday, August 22, 2013

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?



Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

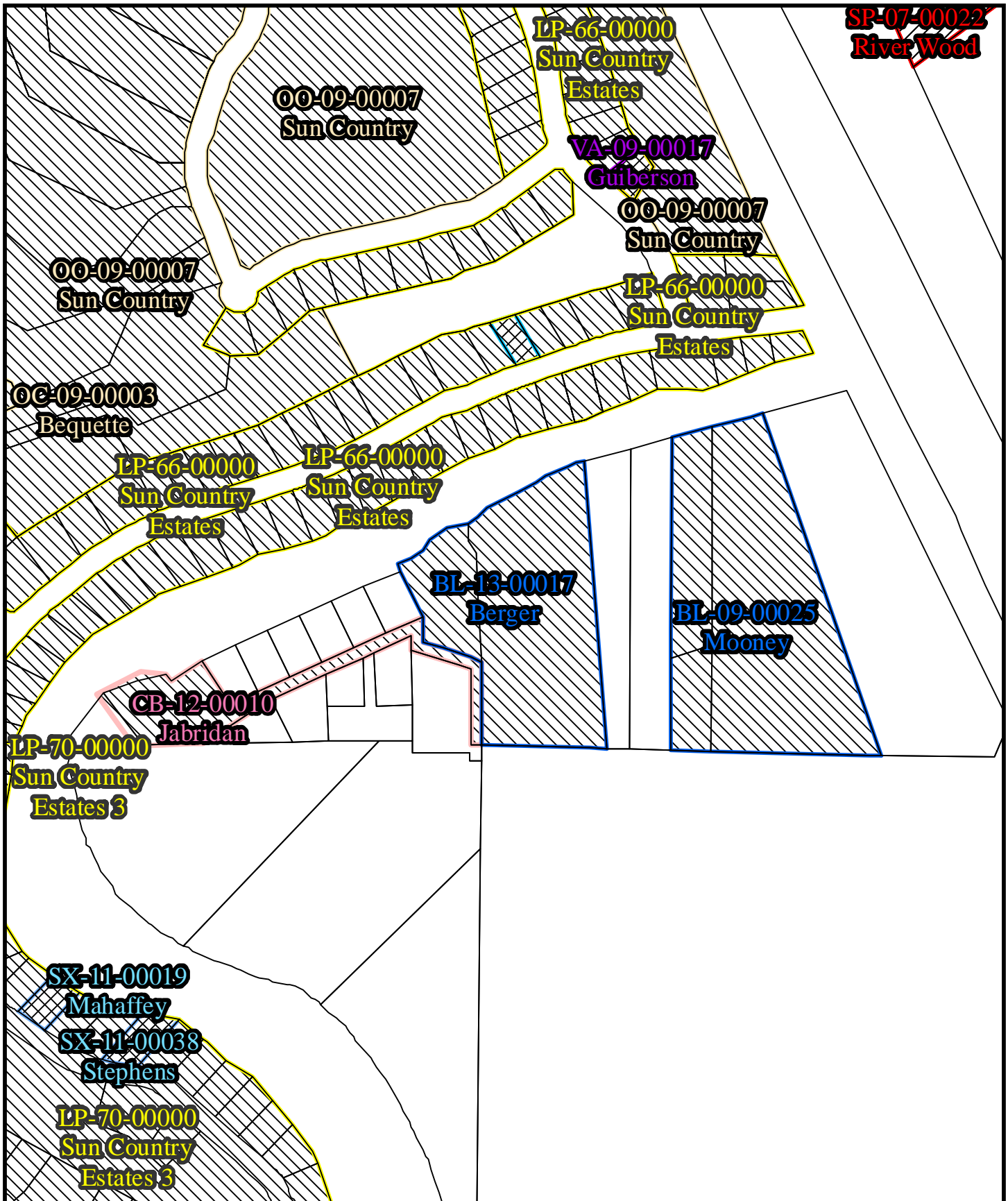
For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **R3UBH**:

- R** System **RIVERINE**: The Riverine System includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Upland islands or Palustrine wetlands may occur in the channel, but they are not part of the Riverine System.
- 3** Subsystem **UPPER PERENNIAL**: This Subsystem is characterized by a high gradient and fast water velocity. There is no tidal influence, and some water flows throughout the year. This substrate consists of rock, cobbles, or gravel with occasional patches of sand. There is very little floodplain development.
- UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.  
Subclass :

Modifier(s):

**HWATER REGIME Permanently Flooded**: Water covers the land surface throughout the year in all years.



**BL-13-00017 Berger**

Regional Land Use

25-102

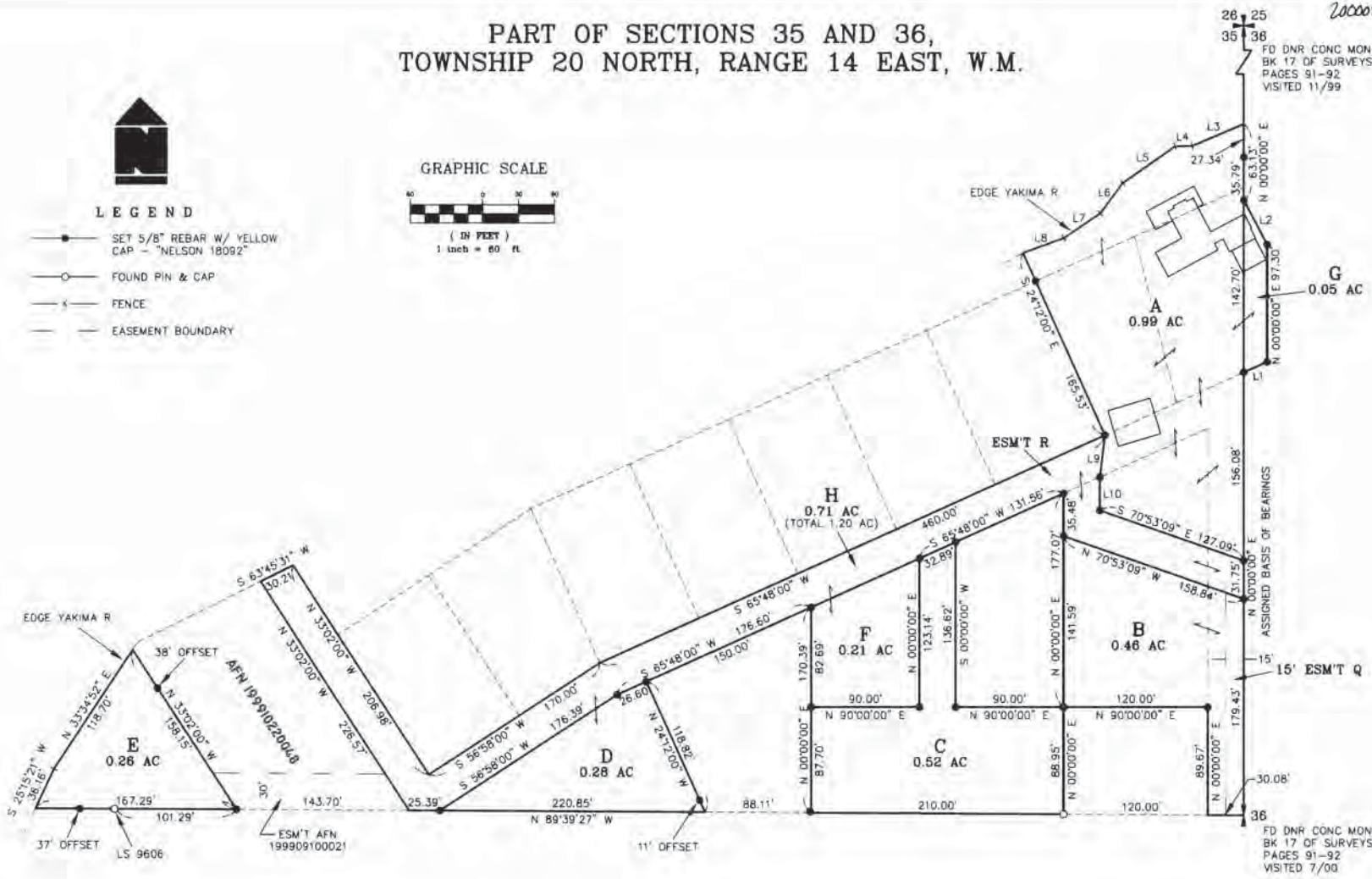
PART OF SECTIONS 35 AND 36,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- FENCE
- - - EASEMENT BOUNDARY

GRAPHIC SCALE



200008100623

FD DNR CONC MON  
BK 17 OF SURVEYS  
PAGES 91-92  
VISITED 11/99

FD DNR CONC MON  
BK 17 OF SURVEYS  
PAGES 91-92  
VISITED 7/00

LINE	DIRECTION	DISTANCE
L1	N 65°48'00" E	21.23'
L2	N 27°49'22" W	41.49'
L3	S 67°10'18" W	46.99'
L4	S 88°47'40" W	14.30'
L5	S 55°02'12" W	53.18'
L6	S 36°38'49" W	31.22'
L7	S 55°40'26" W	36.20'
L8	S 69°53'04" W	36.27'
L9	S 06°50'13" W	35.01'
L10	S 00°00'00" E	27.61'

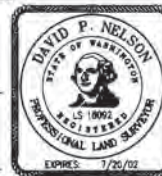
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JACK ERLANDSON, LEISURELAND, INC., & BILLY LANGE in JULY of 2000.

*David P. Nelson*

DAVID P. NELSON  
Professional Land Surveyor  
License No. 18092

AUGUST 10, 2000  
DATE



AUDITOR'S CERTIFICATE

Filed for record this 10TH day of AUGUST, 2000, at 1:07 P.M., in Book 25 of Surveys at page(s) 102 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Allenbaugh*  
KITTTAS COUNTY AUDITOR

**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**ERLANDSON/LEISURELAND INC./LANGE**



# PART OF SECTIONS 35 AND 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

### LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PORTIONS OF AFNS 297961, 312448 AND 409583

#### PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL E

PARCEL E OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL F

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL G

PARCEL G OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL H

PARCEL H OF THAT CERTAIN SURVEY AS RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.

#### EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED AUGUST 10, 2000 IN BOOK 25 OF SURVEYS AT PAGES 102-103, UNDER AUDITOR'S FILE NO. 20000810 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL H OF SAID SURVEY.

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE PURPOSE OF THIS SURVEY IS TO FACILITATE BOUNDARY LINE ADJUSTMENTS AND CONVEYANCE OF THE VARIOUS PARCELS SHOWN HEREON.

### AUDITOR'S CERTIFICATE

Filed for record this 10TH day of AUGUST, 2000, at 1:07 P.M., in Book 25 of Surveys at page(s) 103 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: B. Allen  
KITTITAS COUNTY AUDITOR



AUGUST 10, 2000

**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747  
**ERLANDSON/LEISURELAND INC./LANGE**

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage  
(1 parcel number per line)

New Acreage  
(Survey Vol. \_\_\_\_, Pg. \_\_)

5359.34 20-14-35014-0001 (1.12Ac)  
7992.34 20-14-36028-0005 (4.29Ac)

6.44 Acres  
~~3.19 Acres~~ 3.92 Acres DPAL  
8/19/2013  
SEE ATTACHED SURVEY

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**9. AUTHORIZATION**  
Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**NOTICE:** Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submission):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Douglas Berlin 6/20/13  
X \_\_\_\_\_ (date) 6-20-12  
X \_\_\_\_\_ 7-3-2013

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

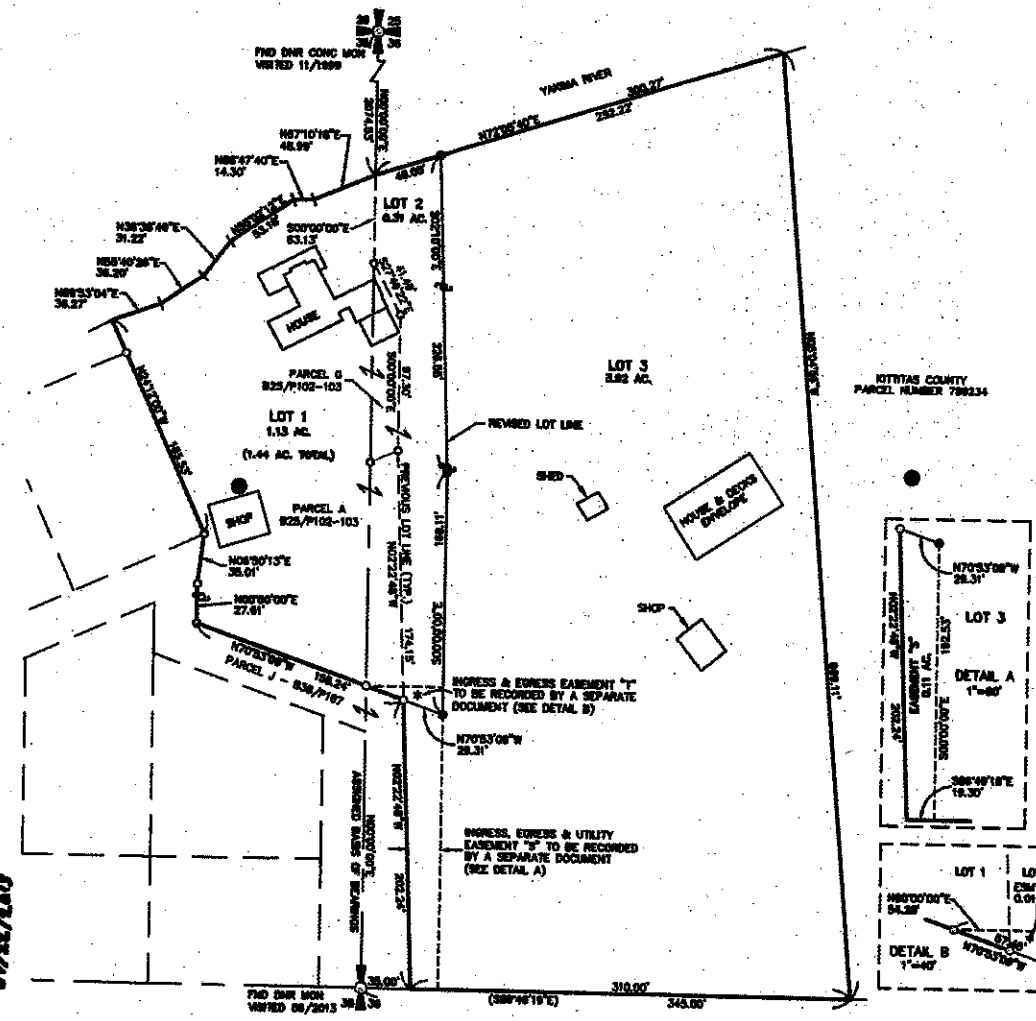
( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_  
Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_  
Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

## RECORD OF SURVEY

### PORTIONS OF THE NE 1/4 OF SEC. 35 & THE NW 1/4 OF SEC. 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITIAS COUNTY, WASHINGTON



- NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITITIAS COUNTY PARCELS NUMBERS 236234 & 236234 INTO THE COMPARISON SHOWN HEREON.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE 36 TOTAL STATION. THE CONTROLLED POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED TIEB TRIANGLE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  - FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
    - BOOK 19 OF SURVEYS, PAGE 118, APR. 8/2007
    - BOOK 25 OF SURVEYS, PAGE 103 & 103, APR. 2008/200825
    - BOOK 38 OF SURVEYS, PAGE 187, APR. 2012/200840
- AND THE SURVEYS REFERENCED THEREIN, ALL RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.
5. THE OTHER LOCATION SHOWN AS THE NORTH BOUNDARY OF LOT 3 WAS NOT LOCATED BY THIS SURVEY.

**EXISTING LEGAL DESCRIPTIONS:**

SEWER PARCEL - KITITIAS COUNTY AUDITOR'S FILE NO. 2010040014  
 HOUSE PARCEL - KITITIAS COUNTY AUDITOR'S FILE NO. 20080170223

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND MONUMENT
- SET 5/8" IRON ROD & CAP, LB 12002
- POWER POLE
- EXISTING WELL
- CALCULATED AS PER BOOK 17 OF SURVEYS, PAGES 81 & 82

INDEX LOCATION SEC. 35 T. 20 N.R. 14 E.W.M.	INDEX LOCATION SEC. 36 T. 20 N.R. 14 E.W.M.
35	36

GRAPHIC SCALE  
1" = 60' (1/8" = 60')



**RECORDER'S CERTIFICATE** 201307220073

FILED FOR RECORD THIS 22 DAY OF JULY 2013 AT 4:21 PM  
 IN BOOK 22 OF SURVEYS AT PAGE 201 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 JERALD V. PETTY  
 County Auditor  
 DAVID P. NELSON  
 Deputy County Auditor

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DOUGLAS BERNER

M. JULY 2013  
 DAVID P. NELSON  
 DATE  
 CERTIFICATE NO. 18022

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Judger Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0280 • Fax: (425) 391-3053  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 DOUGLAS BERNER  
 PORTIONS OF THE NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

OWN BY	DATE	JOB NO.
T.R./G.W.	07/2013	10090-1
CHKD BY	SCALE	SHEET
D. NELSON	1"=60'	1 OF 1



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage  
(1 parcel number per line)

New Acreage  
(Survey Vol. \_\_\_\_, Pg. \_\_\_\_)

535934 20-14-25014-0001 (1.12Ac)

6.44 Acres

799234 20-14-26023-0005 (4.29Ac)

3.69 Acres

This one gained .32

This one lost .54

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

9. Application is hereby made for payment of the amount described herein. I certify that I am familiar with the information contained in this application, and that the information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed activities.

NOTICE: Kittitas County does not guarantee a buildable site, lot area, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the County Clerk of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

Signature required for application submittal:

X \_\_\_\_\_ (date)

X Douglas Berber 6/20/13  
X Cheryl L. SIMON (date) 6-20-12  
X L. Hodge 7-3-2013

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE COUNTY CLERK OF RECORD'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

COMMUNITY DEVELOPMENT SERVICES REVIEW

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

RECEIVED

JUL 03 2013



KITTITAS COUNTY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
Signatures of all property owners.
Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
For preliminary approval, please submit a sketch containing the following elements.
1. Identify the boundary of the segregation:
a. The boundary lines and dimensions
b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

Table with 2 columns: Fee Amount and Description. Rows include Kittitas County Community Development Services (KCCDS) \$225.00, Kittitas County Department of Public Works \$90.00, Kittitas County Fire Marshal \$65.00, Kittitas County Public Health Department Environmental Health \$205.00, and Total fees due for this application (One check made payable to KCCDS) \$585.00.

FOR STAFF USE ONLY

Form area for staff use containing signature lines, date field (7/3/13), receipt number (18007), and a PAID stamp with date (JUL 03 2013) and KITTITAS CO. logo.

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**OPTIONAL ATTACHMENTS**

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form*

Name: DOUGLAS BERGER / KENNETH HODGE  
Mailing Address: 13206 BOLIN PT PL NE / 17306 SE 42ND CT  
City/State/ZIP: POULSBORO, WA 98370 / ISSAQUAH, WA 98027  
Day Time Phone: 360-710-7781 / 206-948-3549  
Email Address: \_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: DAVID NELSON - ENCOMPASS ENGINEERING & SURVEYING  
Mailing Address: 108 EAST SECOND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: DNELSON@ENCOMPASSES.NET

**4. Street address of property:**

Address: 1591 LEISURE LAND LANE / 1323 LEISURE LAND LANE  
City/State/ZIP: CLE ELUM, WA 98922

**5. Legal description of property (attach additional sheets as necessary):**

SEE ATTACHMENT

**6. Property size:** BERGER - 1.12 ACRES / HODGE - 4.23 ACRES (acres)

**7. Land Use Information:** Zoning: RURAL 5 Comp Plan Land Use Designation: \_\_\_\_\_

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg. ____)
535934 20-14-35014-0001 (1.12Ac)	2.44 ACRES
799234 20-14-26023-0005 (4.29Ac)	3.69 ACRES
_____	_____
_____	_____
_____	_____

APPLICANT IS:  OWNER  PURCHASER  LESSOR  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:	Signature of Land Owner of Record
(REQUIRED if indicated on application)	(Required for application submittal):
X _____ (date)	X Douglas Burton 6/20/13
	X Cheryl S. JIMMY (date) 6-20-12
	X [Signature] 7-3-2013

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: PAID IN FULL 2013 By: amcfadden Date: 11/04/2013

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: Rural 5

Preliminary Approval Date: 11/4/2013 By: Jeff Watson

Final Approval Date: 11/5/2013 By: [Signature]

# BERGER - HODGE PROPERTY



Map Center: Township:20 Range:14 Section:36

**Kittitas County Disclaimer**

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





**BERGER - HODGE  
BOUNDARY LINE ADJUSTMENT  
PROJECT OVERVIEW**

**OVERVIEW:**

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 20-14-35014-0001 (535934) and 20-14-36023-0005 (799234) into the configuration as shown on the preliminary survey map. This boundary line adjustment will allow the new boundary to fit the pattern of usage. The subject property is located within the Rural 5 (R-5) Zone of Kittitas County.

**UTILITIES:**

The parcels are currently individual septic tank and drain field and individual/shared wells.

**TRANSPORTATION:**

Access to I-90 Exit 80 via Leisure Land Lane (private road).

**COMMENTS:**

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.**

---

**Western Washington Division**

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

**Eastern Washington Division**

108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



Marsha Weyand  
Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 535934  
**Map Number:** 20-14-35014-0001  
**Situs:** 01591 \LEISURE LAND LN CLE ELUM  
**Legal:** ACRES 1.12, CD. 5968-D; PTN. SE1/4 NE1/4 TAX #8 SEC. 35 & PTN. SW1/4 NW1/4 SEC. 36, TWP. 20, RGE. 14 (PARCELS A & G, B25/P102-103)

### Ownership Information

**Current Owner:** BERGER, DOUGLAS ETUX  
**Address:** 13206 BOLIN PT PL NE  
**City, State:** POULSBO WA  
**Zipcode:** 98370-

### Assessment Data

**Tax District:** 43  
**Land Use/DOR Code:** 19  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 1.12  
**Last Revaluation (Reval) for Tax Year:**

### Market Value

**Land:** 253,620  
**Imp:** 198,070  
**Perm Crop:** 0  
**Total:** 451,690

### Taxable Value

**Land:** 253,620  
**Imp:** 198,070  
**Perm Crop:** 0  
**Total:** 451,690

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-04-2010	2010-1426	1	HEMBREE, JAMES L ETUX	BERGER, DOUGLAS ETUX	435,000
09-22-2004	2004-2326	1	ERLANDSON, JACK S.	HEMBREE, JAMES L ETUX	411,000
07-17-2002	15387	1	ERLANDSON, JACK S.	ERLANDSON, JACK S.	6,450
06-12-2001	12703	1	ERLANDSON, JACK S.	ERLANDSON, JACK S.	
06-12-2001	12703	1	CONVERSION MISSING OWNERS	CONVERSION MISSING OWNERS	
06-01-2001	12637	1	ERLANDSON, JACK S.	ERLANDSON, JACK S.	

### Building Permits

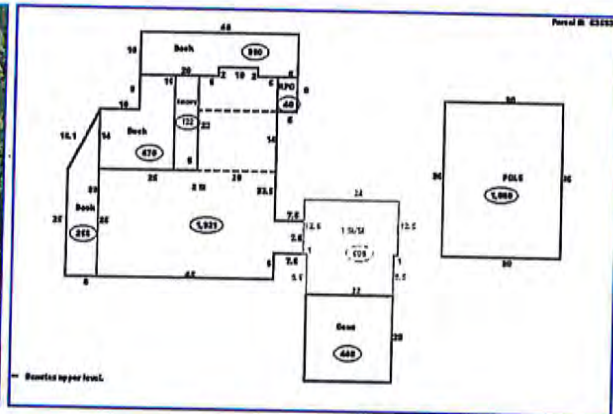
Permit No.	Date	Description	Amount
2010-00778	12/09/2010	100%-CONVERT GARAGE TO LIVING SPACE 484 SQFT	23,500
2010-00716	11/17/2010	100%-REROOF (COMP)	
2010-00717	11/03/2010	100%-ROOF OVER FRAMING	
2010-00716	10/19/2010	100%-REROOF	7,500
2011-00183	04/29/2011	100%-STOVE AND GAS PIPING	

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	BERGER, DOUGLAS ETUX	253,620	198,070	0	451,690	0	451,690	<a href="#">View Taxes</a>
2012	BERGER, DOUGLAS ETUX	253,620	198,070	0	451,690	0	451,690	<a href="#">View Taxes</a>
2011	BERGER, DOUGLAS ETUX	253,620	181,890	0	435,510	0	435,510	<a href="#">View Taxes</a>
2010	HEMBREE, JAMES L ETUX	253,620	181,890	0	435,510	0	435,510	<a href="#">View Taxes</a>
2009	HEMBREE, JAMES L ETUX	170,900	222,150	0	393,050	0	393,050	<a href="#">View Taxes</a>
2008	HEMBREE, JAMES L ETUX	170,900	222,150	0	393,050	0	393,050	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE 10/21/2011; 11 FOR 12~
2	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
3	SEG01;SEG03
4	(3)RM-3/25/03: BLA WITH 20-14-35014-0014 (-.15@) 02 FOR 03. (2)RM-10/3/02: BLA WITH 20-14-36023-0005 (ORIG 4.46@ - NEW 4.23@), THIS PARCEL WAS ORIG 1.04@ 01 FOR 02. (1)RM-7/17/01: BLA WITH 20-14-35014-
5	4)DJC/RRC, SR 11/17/04, 3)DJC, 10/03 BLA, NO VALUE CHG, 2) 8/14/01 NEW SEG VALUE, 1)DJC, SR 10/23/00



Filedate: 6/17/2013 5:21:00 PM







# Kittitas County Assessor



Marsha Weyand  
Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

Parcel Number: 799234  
Map Number: 20-14-36023-0005  
Situs: 01323 \LEISURE LAND LN CLE ELUM  
Legal: ACRES 4.23, CD. 5980-1; SEC. 36, TWP. 20, RGE. 14; PTN. SW1/4 NW1/4

### Ownership Information

Current Owner: HODGE, KENNETH  
Address: 17306 SE 42ND CT  
City, State: ISSAQUAH WA  
Zipcode: 98027-

### Assessment Data

Tax District: 43  
Land Use/DOR Code: 19  
Open Space:  
Open Space Date:  
Senior Exemption:  
Deeded Acres: 4.23  
Last Revaluation (Reval) for Tax Year:

### Market Value

Land: 369,230  
Imp: 217,880  
Perm Crop: 0  
Total: 587,110

### Taxable Value

Land: 369,230  
Imp: 217,880  
Perm Crop: 0  
Total: 587,110

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-11-2006	2006-2001	1	LANGE, BILLY W.	HODGE, KENNETH	745,000
08-01-1992	3543100	1	RICHARD POULIN	BILLY W. LANGE	

### Building Permits

**NO ACTIVE PERMITS**

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	HODGE, KENNETH	369,230	217,880	0	587,110	0	587,110	<a href="#">View Taxes</a>
2012	HODGE, KENNETH	369,230	217,880	0	587,110	0	587,110	<a href="#">View Taxes</a>
2011	HODGE, KENNETH	369,230	217,880	0	587,110	0	587,110	<a href="#">View Taxes</a>
2010	HODGE, KENNETH	369,230	217,880	0	587,110	0	587,110	<a href="#">View Taxes</a>
2009	HODGE, KENNETH	152,930	170,720	0	323,650	0	323,650	<a href="#">View Taxes</a>
2008	HODGE, KENNETH	152,930	170,720	0	323,650	0	323,650	<a href="#">View Taxes</a>

### Parcel Comments

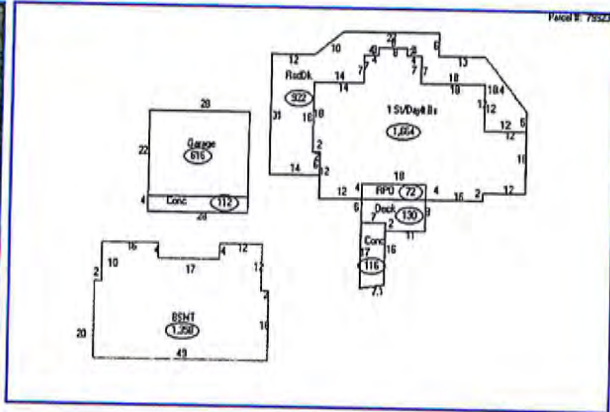
**Number**

**Comment**

- 1
- 2
- 3
- 4

SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~  
SEG01;SEG03

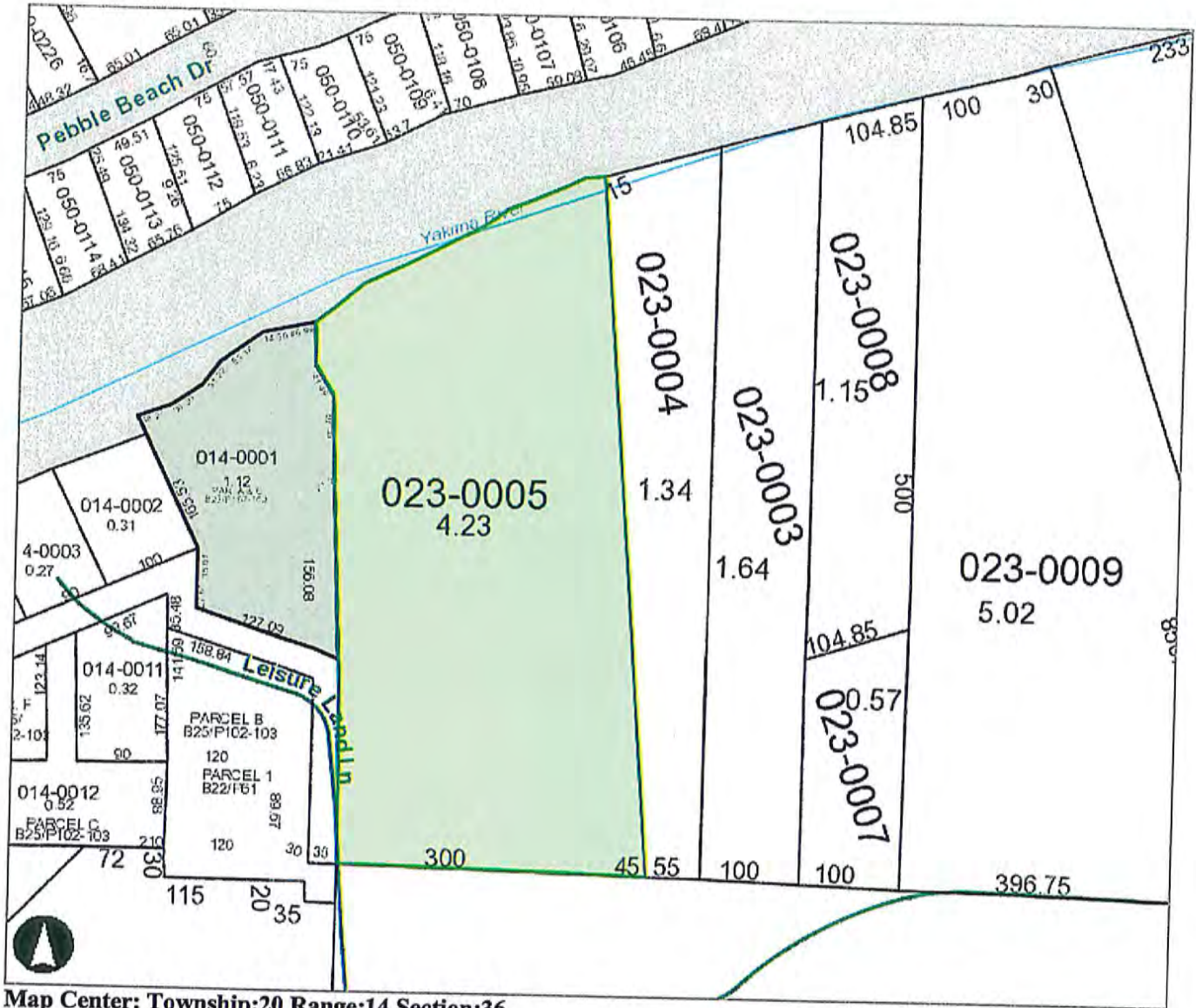
4)DJC/RRC, SR 4/1/05, 3)DJC, 10/03 BLA, NO VALUE CHG, 2)DJC, 8/14/01 NEW SEG VALUE, 1)DJC, SR 10/24/00  
(2)RM-10/3/02: BLA WITH 20-14-35014-0001 (ORIG 1.04@ - NEW 1.27@), THIS PARCEL WAS ORIG 4.46@ 01 FOR 02.  
(1)RM-7/17/01: BLA WITH 20-14-35014-0001/-0004/-0006/-0012/-0013/-0014 & MADE NEW PARCEL -0015 0



Filedate: 6/17/2013 5:21:00 PM



# HODGE PROPERTY

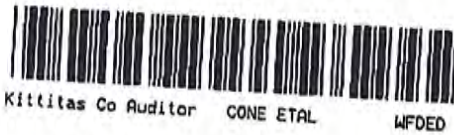


Map Center: Township:20 Range:14 Section:36

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200610170023  
 Page: 1 of 4  
 10/17/2006 03:02P  
 35.00

Kittitas Co Auditor CONE ETAL WFOED

RE EXCISE TAX PAID  
 Amount \$11,103.50  
 Date 8-11-2006  
 Affidavit No. 2006-2001  
 KITTITAS COUNTY TREASURER  
 By [Signature]

**AFTER RECORDING RETURN TO:**  
**CONE GILREATH LAW OFFICES**  
 P. O. Box 337  
 Cle Elum, Washington 98922

Tax Nos.: P799234 / 20-14-36023-0005  
 Abbr. Descript: Ptn NW ¼ 36/20/14, Kittitas County, Washington  
 Complete Description on pages 1 & 2

**STATUTORY WARRANTY FULFILLMENT DEED**

THE GRANTORS, **BILLY W. LANGE and BOBBIE J. LANGE, husband and wife**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, convey and warrant to **KENNETH HODGE, a single person**, as GRANTEE, the following described real estate, situated in the County of Kittitas, State of Washington:

The Westerly 300 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, lying South of the South boundary line of the Yakima River.

AND

All of the Easterly 200 feet of the Westerly 500 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, lying South of the South boundary of the Yakima River lying Westerly of line "A", which line "A" is described as follows:

Commencing at the SW corner of the Easterly 200 feet of the Westerly 500 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., Kittitas County, Washington, lying South of the South boundary of the Yakima River;

Thence Easterly along the South boundary of said parcel, 45 feet to the true point of beginning;

Thence Northwesterly to a point which lies South 70°13'40" West, 15 feet from the NW corner of the Easterly 200 feet of the Westerly 500 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT: All of the Easterly 200 feet of the Westerly 500 feet of even width thereof



of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, lying South of the South boundary of the Yakima River and lying Easterly of line "A" which line "A" is described as follows:

Commencing at the SW corner of the Easterly 200 feet of the Westerly 500 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., Kittitas County, Washington, lying South of the South boundary of the Yakima River;

Thence Easterly along the South boundary of said parcel, 45 feet to the true point of beginning;

Thence Northwesterly to a point which lies South 70°13'40" West, 15 feet from the NW corner of the Easterly 200 feet of the Westerly 500 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

AND EXCEPT: Parcel G as described and/or delineated on that certain Survey as recorded August 10, 2000, in Book 25 of Surveys, page 102, under Auditor's File No. 200008100023; being a portion of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

AND EXCEPT: That portion of the Westerly 300 feet of even width thereof of that portion of the SW ¼ of the NW ¼ of Section 36, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, lying South of the South boundary line of the Yakima River, described as follows:

Commencing at the SE corner of Parcel B as described and/or delineated on that certain Survey as recorded August 10, 2000, in Book 25 of Surveys, pages 102 and 103, under Auditor's File No. 200008100023, records of Kittitas County, Washington; being a portion of the SE ¼ of the NE ¼ of Section 35, Township 20 North, Range 14 East, W.M., Kittitas County, Washington;

Thence South 89°39'27" East, 35 feet;

Thence in a generally NE direction, 367.26 feet, more or less, to the SE corner of Parcel G of said Survey;

Thence Southwesterly 21.23 feet, more or less, to the SW corner of said Parcel G;

Thence Southerly along the East boundary of Parcel A, Easement "R", and Parcel B of said Survey, to the Southeast corner of said Parcel B, and the true point of beginning.

INCLUDING improvements and appurtenances, but subject to easements, reservations, restrictions, zoning laws, plat dedications, restrictive covenants of record or in apparent use, and future or existing municipal, county or state district assessments, if any.



**SUBJECT TO:**

Possibility of assessment charges levied by the Kittitas Reclamation District by contract recorded under Kittitas County Auditor's File No. 208267.

Exceptions and Reservation and the terms and conditions thereof, as contained in instrument recorded in Volume 32 of Deeds, page 201 records of Kittitas County.

Easement and the terms and conditions thereof recorded in Volume 38, page 276 records of Kittitas County,

Easement and the terms and conditions thereof recorded under Auditor's File No. 310212.

Pendency of Yakima County Superior Court Case No. 77-2-01484-5, State of Washington vs. Acquavella, et al., as the same pertains to water rights.

All matters contained and/or delineated on Survey recorded under Kittitas County Auditor's File No. 456791.

Well Agreement and the terms and conditions thereof under Kittitas County Auditor's File No. 543114.

Easement and the terms and conditions thereof in instrument recorded under Kittitas County Auditor's File No. 543114.

Easement and the terms and conditions thereof in instrument recorded under Kittitas County Auditor's File No. 553481.

Property Line Agreement and the terms and conditions thereof recorded under Kittitas County Auditor's File No. 200210250063.

Any Questions that may arise due to the shifting and/or changing in the course of the Yakima River.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Yakima River.

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.



200610170023

Page: 4 of 4

10/17/2006 03:02P

35.00

Kittitas Co Auditor CONE ETAL WFDED

THIS DEED IS GIVEN IN FULFILLMENT OF REAL ESTATE CONTRACT BETWEEN THE PARTIES DATED August 10, 2006. RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 2006-08110010. EXCISE TAX PAID UNDER KITTITAS COUNTY TREASURER'S FILE NO. 2006-2001.

DATED this 10<sup>th</sup> day of August, 2006.

Billy W. Lange  
BILLY W. LANGE

Bobbie J. Lange  
BOBBIE J. LANGE

STATE OF WASHINGTON )  
County of Kittitas ) ss.  
)

I certify that I know or have satisfactory evidence that **BILLY W. LANGE** and **BOBBIE J. LANGE** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be the free and voluntary for the uses and purposes mentioned therein.

DATED this 10<sup>th</sup> day of August, 2006.

(Notary Seal)



[Signature]  
Notary Public in and for the State of Washington.  
My Commission expires: 11/1/08

10/04/2010 09:40:27 AM

201010040014

\$65.00  
Warranty Deed STWT  
Kittitas County Auditor

Page 1 of 4



**RE EXCISE TAX PAID**

Amount \$ 6,660.50

Date 10-4-10

Affidavit No. 2010-1434

**KITTITAS COUNTY TREASURER**

By *A. Jogle*

WHEN RECORDED RETURN TO:  
Name: Douglas Berger  
Address: 13206 Bolin Pt. Place NE  
Poulsbo, WA 98370

Escrow Number: 27824ec

Filed for Record at Request of: **Stewart Title of Kittitas County**

PLS

**STATUTORY WARRANTY DEED**

The Grantor(s), James L. Hembree and Cherie M. Hembree, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Douglas Berger and Cheryl L. Berger, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

**SEE ATTACHED EXHIBIT A**

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

Abbreviated Legal: (Required if full legal not inserted above.) of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 20 North, Range 14 East, Kittitas County, Washington

SUBJECT TO: All matters, including reservations, restrictions, exceptions, easements and rights-of-way, apparent or of record.

Tax Parcel Number(s): 535934/20-14-35014-0001

Dated: September 8, 2010

*James L. Hembree*  
James L. Hembree

*Cherie M. Hembree*  
Cherie M. Hembree



STATE OF Washington

COUNTY OF Snohomish

ss.

I certify that I know or have satisfactory evidence that James L. Hembree and Cherie M. Hembree are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 20<sup>th</sup>, 2010

*Teresa A. Hennmann*  
Teresa A Hennmann

Notary name printed or typed:  
Notary Public in and for the State of Washington  
Residing at *Snohomish*  
My appointment expires:

*3/10/2013*



**EXHIBIT A**

Parcel A of that certain Survey as recorded August 10, 2000, in Book 25, of Surveys, at pages 102 and 103, under Kittitas County Auditor's File No. 200008100023, records of Kittitas County, Washington, being a portion of the Southeast quarter of the Northeast quarter of Section 35, Township 20 North, Range 14, East, W.M., Kittitas County, Washington.

TOGETHER WITH AND SUBJECT TO easement "R", a non exclusive easement for ingress and egress as delineated on that certain Survey recorded August 10, 2000, under Kittitas County Auditor's File No. 200008100023 records of Kittitas County, Washington.

TOGETHER WITH easement "Q", a non-exclusive easement for ingress and egress as delineated on that certain Survey recorded August 10, 2000, under Auditor's File No. 200008100023, records of Kittitas County, Washington.

AND

Parcel G of that certain Survey as recorded August 10, 2000, in Book 25 of Surveys, page 102 under Kittitas County Auditor's File No. 200008100023, records of Kittitas County, State of Washington, being a portion of Section 36, Township 20 North, Range 14 East, W.M., in the Kittitas County, State of Washington.

AND

TOGETHER WITH that portion of the Westerly 300 feet of even width thereof of that portion of the Southwest Quarter of the Northwest Quarter of Section 36, Township 20 North, Range 14 East, W.M. lying South of the South boundary of the Yakima River described as follows:

Commencing at the Southeast corner of Parcel B of that certain survey recorded August 10, 2000, in Book 25 of Surveys, at pages 102 and 103, under Kittitas County Auditor's File No. 200008100023, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 35, Township 20 North, Range 14 East, W.M. Kittitas County, State of Washington;

Thence South 89°39'27" East, 35 feet;

Thence in a generally Northeast direction 367.26 feet, more or less, to the Southeast corner of Parcel G of that certain Survey recorded August 10, 2000, being Kittitas County Auditor's File NO. 200008100023;

Thence Southwesterly 21.23 feet , more or less, to the Southwest corner of said Parcel G;

Thence Southerly along the east boundary of Parcel A, Easement "R", and Parcel B of Survey recorded under Kittitas County Auditor's File No. 200008100023 to the Southeast corner said Parcel B, and the true point of beginning.

EXCEPTING THEREFROM That portion of the Southwest ¼ of the Northwest ¼ of Section 36, Township 20 North, Range, 14 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the Southeast corner of Parcel B of that certain survey recorded August 10, 2000, in Book 25 of Surveys, at pages 102 and 103, under Recording Number 200008100023:

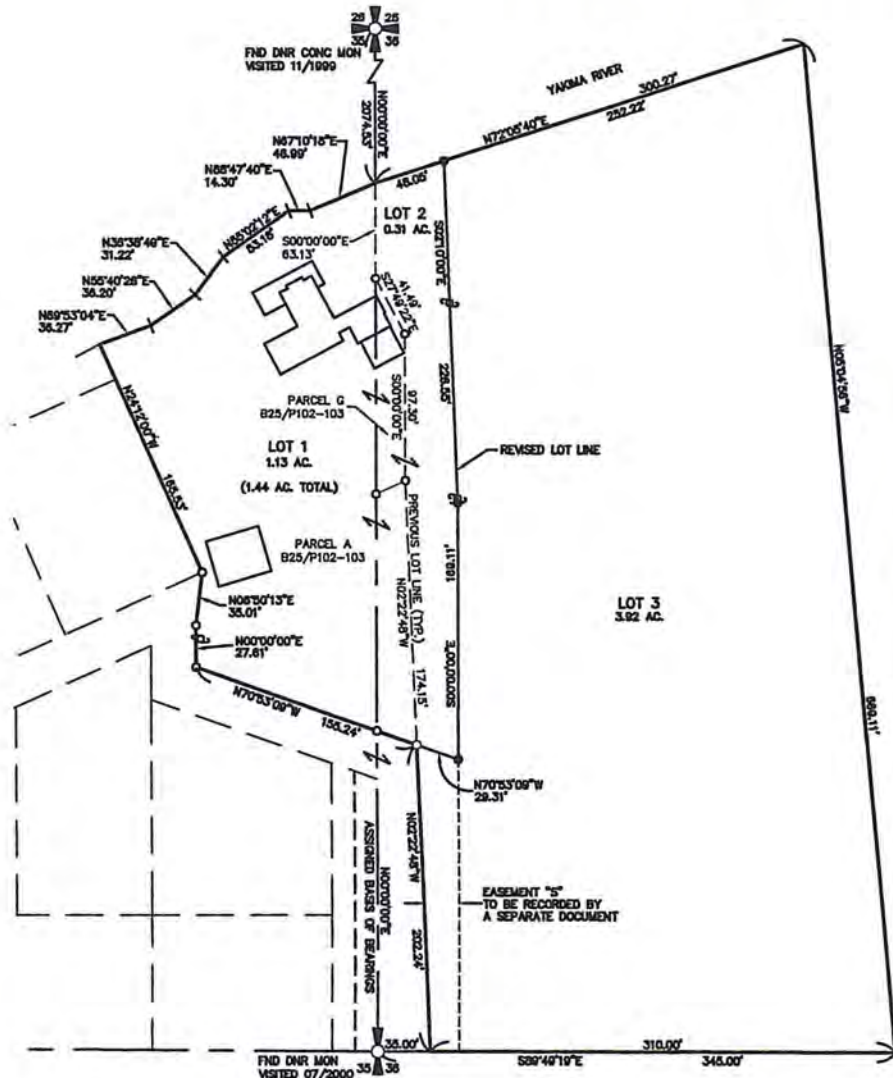
Thence Northerly along the East boundary of said Parcel B and of Easement R of said Survey to the intersection with the North line of said Easement R;

Thence South 70 53'09" East to the point of intersection of a line drawn from a point S 89 39'27" East 35 feet from the Southeast corner of Parcel B of said survey to the Southeast corner of Parcel G of said Survey, terminus of said line;

Thence Southeasterly from said intersection to a point lying South 89 39'27" East 35 feet from the true point of beginning,

Thence North 89 39'27" West to the true point of beginning.

**RECORD OF SURVEY**  
**PORTIONS OF THE NE 1/4 OF SEC. 35 & THE NW 1/4 OF SEC. 36,**  
**TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,**  
**KITITAS COUNTY, WASHINGTON**



**NOTES:**






1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITITAS COUNTY PARCEL NUMBERS 535934 & 799234 INTO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
    - BOOK 19 OF SURVEYS, PAGE 115, APN: 546617
    - BOOK 25 OF SURVEYS, PAGES 102 & 103, APN: 200008100023
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

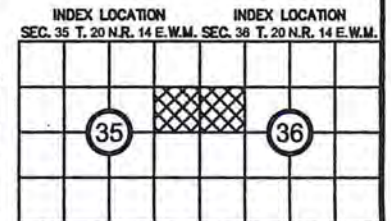
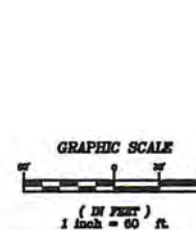
**EXISTING LEGAL DESCRIPTIONS:**

- BERGER PARCEL - KITITAS COUNTY AUDITOR'S FILE NO. 201010040014
- HODGE PARCEL - KITITAS COUNTY AUDITOR'S FILE NO. 200810170023

**EXISTING LEGAL DESCRIPTIONS:**

**LEGEND**

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  FOUND IRON ROD & CAP
-  SET 5/8" IRON ROD & CAP, LS 18092
-  POWER POLE



07/06/2013  
 0192/6010

**RECORDER'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor  
 Deputy County Auditor

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DOUGLAS BERGER  
 IN JUNE 20 13  
 DAVID P. NELSON  
 CERTIFICATE NO. 18092

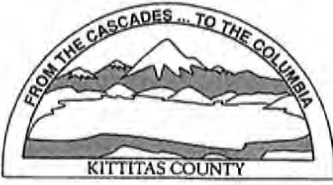
**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR DOUGLAS BERGER  
 PORTIONS OF THE NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
T.R./G.W.	06/2013	10090-1
CHKD BY	SCALE	SHEET
D. NELSON	1"=60'	1 OF 1



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00018007

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027263

**Date:** 7/3/2013

**Applicant:** BERGER, DOUGLAS ETUX

**Type:** check # 5745

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00017	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00017	BLA MAJOR FM FEE	65.00
BL-13-00017	PUBLIC WORKS BLA	90.00
BL-13-00017	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00